

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #302-2024-02

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,
BY REZONING TAX MAP 029 PARCEL 011.02 FROM A1 TO R1**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of parcel from A1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 029, Parcel 011.02;

This being a total of 3.2 acres located at 1880 Hwy 25 West, Hartsville, TN; and

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a **favorable** recommendation by Planning Commission February 12, 2024
Public Hearing to be held on March 25, 2024 if passed at 1st reading*

Motion: ***Approve Ordinance 302-2024-02 as presented***

	1M	<u>David Thomas</u>	Voice Vote			
First Reading:	<u>February 26, 2024</u>	2m <u>Jerry Ford</u>	Approved w/o opposition	Absent	<u>2</u>	PASSED

Motion: ***Approve Ordinance 302-2024-02 as presented***

	1M	<u>Landon Gulley</u>	Voice Vote			
Second Reading:	<u>March 25, 2024</u>	2m <u>Tommy Belcher</u>	Approved w/o opposition	Absent	<u>2</u>	PASSED

IN EFFECT AND APPROVED ON MARCH 25, 2024 IN REGULAR SESSION

Approved:



Commission Chairman

Attest:



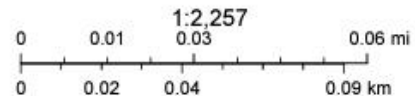
County Clerk

Trousdale County - Parcel: 029 011.02



Date: February 13, 2024

County: Trousdale
Owner: WILLIAMS BARBARA
Address: HWY 25 W 1880
Parcel Number: 029 011.02
Deeded Acreage: 3.2
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

HARTSVILLE/TROUSDALE COUNTY

Office of Codes, Zoning & Building

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | Cell (615) 374-5065

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason SUBDIVIDING
Property Owner Barbara Williams Phone () () () () () ()
Property Address 1880 Hwy 25 W Hartsville TN 37074
Lot Size 3.2 Acres Road Frontage 610 ft. Easements ft
Tax Map Number 29 Group Parcel 11.02 Record/Deed Book 64
Subdivision Name Phase Lot #
Water Source Castalian Springs/Bethpage Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Mike Carey Phone () () () () () ()
Mailing Address 285 Old 25 Loop, Castalian Springs TN 37031
Email:

IMPACT INFORMATION

Zoning of Surrounding Properties R1, A1
Names of Surrounding Property Owners Mitchell Guffey, Christopher Troutt

Affected Roads
Schools Affected
Public Utilities

ACTION TAKEN

Reviewed by Planning Commission Action
Reviewed by BZA Action
Zoning Ordinance at County Commission
1st Reading Action
Public Hearing Action
2nd Reading Action
Passed Failed, state reason

[Signature] Applicant Signature 1-24-2024 Date Submitted

\$350 Application fee
\$150 Return Fee



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay	Kaitlin Dillion	Arthur Harper	David Thomas
Amanda Carman	Mitch Gregory	David Nollner	Cal Welch

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on February 12, 2024, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1

Tax Map Number 029 Group _____ Parcel 011.02

Reason Subdivide lot into buildable lots

Property Owner Barbara Williams

Property Address 1880 Hwy 25 Hartsville TN 37074

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to RECOMMENDED NOT RECOMMENDED based on the following information:

The property owner would like to separate land from the home to create a buildable lot. The parcel contains 3.2 acres and has numerous R-1 parcels surrounding the lot. A surveyor will determine if there will be one or two lots to be made.

This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.

John Kerr
Chairman